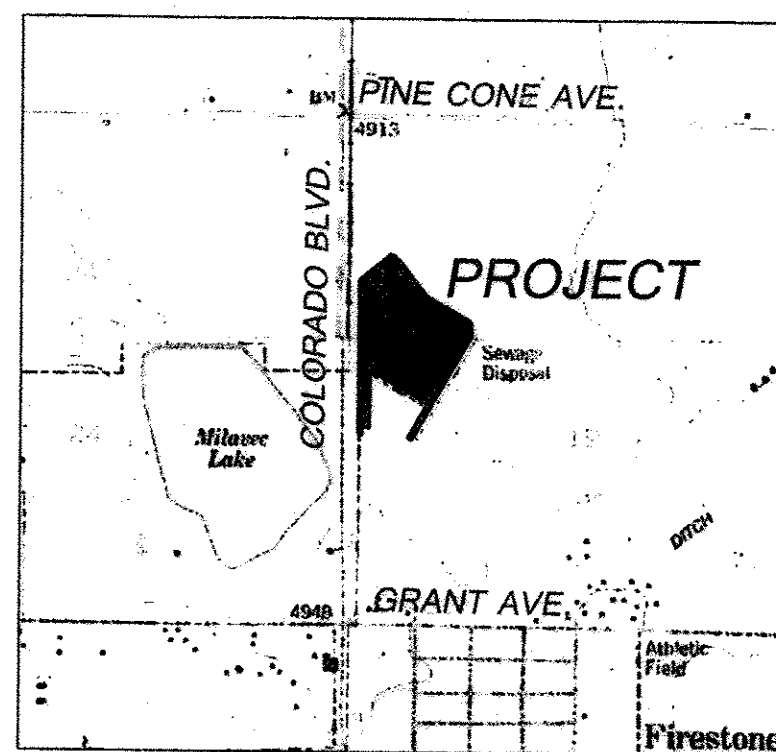
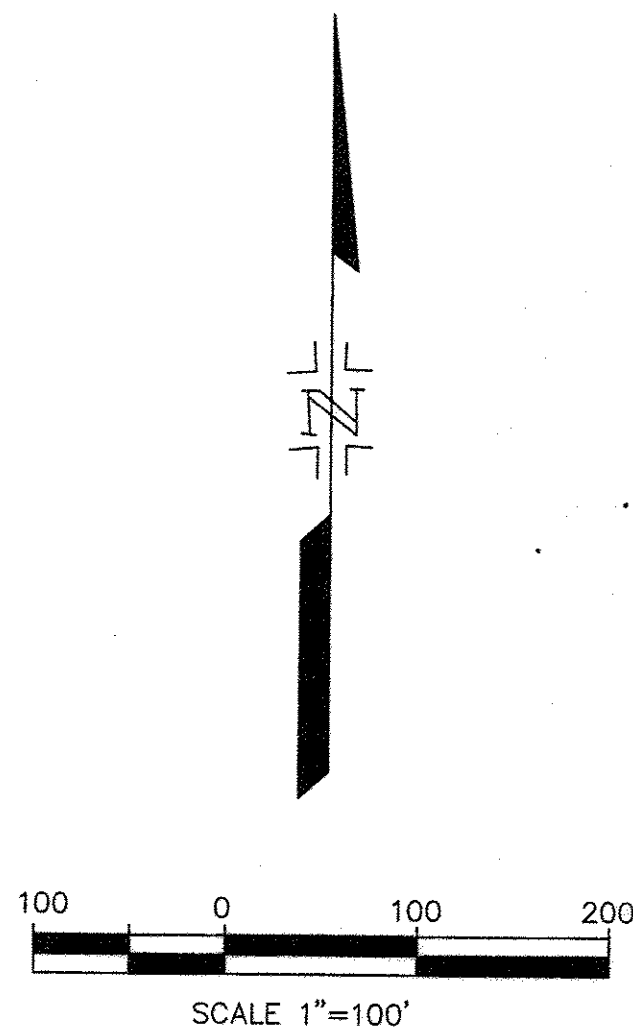


3687520 04/19/2010 10:54A Weld County, CO  
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

# TRI-AREA SANITATION DISTRICT ANNEXATION NO.2 TO THE TOWN OF FREDERICK, COLORADO A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN WELD COUNTY, COLORADO



VICINITY MAP  
1"=2000±



## LEGEND

- INDICATES BOUNDARY OF TRI AREA SANITATION DISTRICT ADDITION TO TOWN OF FREDERICK
- INDICATES TOWN OF FREDERICK BOUNDARY
- INDICATES ANNEXATION BOUNDARY
- INDICATES SECTION LINE
- INDICATES CONTROL CORNER FOUND AS NOTED HEREON
- INDICATES TOWN OF FIRESTONE BOUNDARY

## SURVEY NOTES

- THE BASIS OF BEARINGS WAS ASSUMED TO BE NORTH 00°16'17" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, BETWEEN THE MONUMENTS AS SHOWN AND DESCRIBED HEREON.
- CLOSURE: Closing line: N.88°06'34"W., 0.00'  
Latitude: 0.00'  
Departure: 0.00'  
Perimeter: 1,386.63' Error of Closure Ratio: 1:427,723  
AREA: Mapcheck: 44,769.07 square feet, or 1.0278 acres

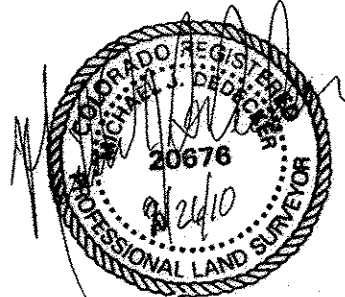
NOTICE: According to Colorado law, you MUST commence any legal action based on any defect in this survey within THREE years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than TEN years from the date of the certification shown hereon.

## SURVEYORS CERTIFICATE

I, MICHAEL J. DEDECKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PROPERTY OWNED IS WHOLLY CONTAINED WITHIN THE DESCRIBED AREA IN THE TITLE OF THE ANNEXATION MAP, AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, 693.63 FEET CONTIGUOUS, PERIMETER 1,386.63 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON FEBRUARY 26, 2010.

MICHAEL J. DEDECKER  
FOR AND ON BEHALF OF  
CDS ENGINEERING CORPORATION



SE CORNER SECTION 19, T.2N., R.67W.  
FOUND #6 REBAR W/ 2-1/2" ALUM. CAP BY  
PLS 22576 DATED 1995 IN MON. BOX  
ACCORDING TO A MONUMENT ACCEPTED BY THE  
STATE BOARD OF REGISTRATION SEPT. 7, 1999

COLORADO BOULEVARD  
60' RIGHT-OF-WAY

POINT OF  
BEGINNING

PARCEL INCLUDED IN  
THIS ANNEXATION MAP

## CONTIGUITY

TOTAL PERIMETER OF PROPERTY 1,386.63'  
1/6 TOTAL PERIMETER OF PROPERTY 231.10'  
PERIMETER CONTIGUOUS TO TOWN OF FREDERICK 693.32'  
TOTAL AREA BEING ANNEXED 44,770.77 SQUARE FEET  
OR 1.0278 ACRES, MORE OR LESS.

## MINERAL INTEREST STATEMENT

Per the title we received from Security Title Guaranty Co. on May 26, 2009, the following mineral transfers are thought to have occurred:

- Union Pacific Railway reserved all coal and the right to mine in a deed recorded on April 19, 1899, in Book 170 at Page 275.
- St. Vrain Coal Company reserved all oil, gas, minerals and mineral rights in a deed recorded December 8, 1911, in Book 320 at Page 284.
- Rocky Mountain Fuel Company leased oil and gas to T.S. Pace in a lease recorded March 31, 1970, in Book 623 at Reception No. 1544576.

## OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT ST. VRAIN SANITATION DISTRICT BEING THE OWNER OF CERTAIN LANDS IN WELD COUNTY, COLORADO DESCRIBED AS FOLLOWS:  
A portion of the Southwest Quarter of Section 19, Township 2 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado, more particularly described as follows:  
Considering the West line of said Southwest Quarter as bearing North 00°16'17" East between the monuments shown and described hereon, with all bearings contained herein relative thereto;  
Commencing at the Southwest Corner of said Southwest Quarter;  
thence North 00°16'17" East, along the West Line of said Southwest Quarter, a distance of 2,639.93 feet to the Northwest Corner of said Southwest Quarter;  
thence North 00°18'36" East, along the West Line of the Northwest Quarter of said Section 19, a distance of 98.98 feet;  
thence departing said West line, South 60°22'26" East, a distance of 224.89 feet to the POINT OF BEGINNING;  
thence continue South 60°22'26" East, a distance of 84.33 feet;  
thence South 00°17'38" West, a distance of 609.00 feet;  
thence North 60°22'11" West, a distance of 84.33 feet;  
thence North 00°17'37" East, a distance of 609.00 feet to the POINT OF BEGINNING.

Containing 44,770.77 square feet or 1.0278 acres, more or less.

*Robert Fleck*  
Dist. Eng./Prof. Manager

AS:  
OF ST. VRAIN SANITATION DISTRICT  
State of Colorado )  
County of Weld ) ss

The foregoing dedication was acknowledged before me this 3 day of March, 2010 A.D., by Robert Fleck as Dist. Eng./Prof. Manager OF ST. VRAIN SANITATION DISTRICT.

My commission expires

*Tammy Roloff*  
Notary Public



## PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION  
THIS 5th DAY OF January, A.D. 2010 WITH PLANNING  
COMMISSION RESOLUTION 2010-001A

JEFF ROEHRIG, CHAIRMAN

*Kathy Larson*  
KATHY LARSON/PLANNING COMMISSION SECRETARY

## CERTIFICATE OF APPROVAL BY BOARD OF TRUSTEES

THIS MAP IS TO BE KNOWN AS TRI-AREA SANITATION DISTRICT ANNEXATION NO.2 TO THE TOWN OF FREDERICK, COLORADO, AND IS APPROVED AND ACCEPTED TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

BY ORDINANCE NO. 1030 PASSED AND ADOPTED AT THE  
REGULAR MEETING  
OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON

*Eric E. Doering* *Nanette S. Fornoff*  
ERIC E. DOERING, MAYOR NANETTE S. FORNOFF, ATTEST

DATE	RECORD OF ISSUE	BY	CC APP
07-09-09	ISSUED FOR SUBMITTAL	NJD	
10-02-09	ADDRESSED COMMENTS	NJD	

**CDS** Engineering Corporation  
165 2nd St. S.W., Loveland, Colorado 80537 Tele 970 667-0800  
Creating Engineers and Professional Construction Managers  
CIVIL / STRUCTURAL / GEOTECHNICAL / ENVIRONMENTAL / PLANNING / SURVEYING  
AND ALL OTHER ENGINEERING AND CONSTRUCTION SERVICES

CLIENT AND PROJECT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE	SCALE	PROJECT NO.	REVISION NO.	DRAWING NO.	SHEET
ST. VRAIN SANITATION DISTRICT ANNEXATION MAP	NJD	NJD	NJD	NJD	MARCH 29, 2009	as shown	P09-4946			1 OF 1